

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD
BUCKEYE, ARIZONA 85326**

REGULAR MEETING

JULY 27, 2004

7:00 P.M.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623.386.8299) seventy-two (72) hours in advance if you need a sign language interpreter or alternate material for a visual or hearing impairment.

AGENDA ITEM

RECOMMENDED BOARD ACTION

1. CALL TO ORDER

1. None

2. ROLL CALL

2. None

3. APPROVAL OF MINUTES

3. Possible motion to approve the minutes of the July 13, 2004 Regular Meeting and Workshop minutes.

**4. Withdrawals / Continuances,
Old Business**

4. Old Business

5. NEW BUSINESS:

5.

5A. Case No.: SP04-240: Fire Station #2

Request by Jeffery Landtiser, Art Architects, Representing the Town of Buckeye Fire Department, for site plan approval for a Fire Station Site on approximately 2.15 acres of land located at the northeast corner of Rainbow Road and Durango Road.

5A. Public hearing, discussion and possible motion.

5B. Case No. PP03-301: Apache Farms

Request by Scott Lenz of United Engineering on behalf of Mike Zipprich; Buckeye 70 L.L.C. for the approval of a Preliminary Plat of a subdivision to be known as "Apache Farms" located Generally northeast from the intersection of Broadway Road and Apache Road. Apache Farms will have 277 residential lots on 64.41 net acres for a net density of 4.3 dwelling units per acre.

5B. Public hearing, discussion and possible motion.

5C. Case No. PP03-349: Tyler Ranch

Request by Scott Lenz of United Engineering on behalf of Perry Mathis / Buckeye 50, L.L.C. c/o Cason Tyler Communities for the approval of a Preliminary Plat of a subdivision to be known as "Tyler Ranch" located generally one-quarter of a mile north of the northeast intersection of Broadway Road and Apache Road. Tyler Ranch will have 306 residential lots on 70.86 net acres for a net density of 4.32 dwelling units per acre.

5C. Public hearing, discussion and possible motion.

5D. Case No. GPA(m)04-193: Ryland Homes

Request by Gammage & Burnham, representing Ryland Homes for a Minor General Plan Amendment to change the Town of Buckeye, Land Use District Map on approximately 20 acres of land, located at the northwest corner of Lower Buckeye Road and Jackrabbit Trail, from PR, Planned Residential, to CC, Commercial Center.

5D. Discussion and possible motion.

5E. Case No.: RZ04-192: Ryland Homes

Request by Gammage & Burnham, representing Ryland Homes for the rezoning of approximately 306 acres located at the NEC & SEC of Lower Buckeye & Jackrabbit from Rural Residential to Planned Residential and Commercial Center to comply with the Town of Buckeye Land Use District Map.

5E. Public hearing, discussion and possible motion.

6. COMMENTS FROM THE PUBLIC

Members of the audience may comment on non-agenda items.

6. None – State Open Meeting Law does not permit the Board to discuss items not specifically on the agenda.

7. REPORTS FROM STAFF

7. None

8. REPORTS FROM DEVELOPMENT BOARD

8. None

9. ADJOURNMENT

9. Motion to Adjourn